

DOWNTOWN COMMISSION RESULTS

Office of the Director
111 N. Front St., 8th Floor
Columbus, Ohio 43215-9040
(614) 645-7795
(614) 645-6675 (FAX)

Planning Division
111 N. Front St., 3rd Floor
Columbus, Ohio 43215-9040
(614) 645-8664

Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
djthomas@columbus.gov

Tuesday, April 3, 2018 - 8:30 AM

111 N. Front Street, Michael B. Coleman Government Center

Hearing Room (Second Floor)

I. Attendance

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Tedd Hardesty; Kyle Katz; Robert Loversidge; Mike Lusk; Jana Maniace

Absent: Danni Palmore

City Staff: Daniel Thomas, Daniel Morehead; Dan Blechschmidt, Ashley Senn, Anthony Celebrese, Jamie Frieze

II. Approval of the February 27, 2018 Downtown Commission Meeting Results

Move to approve (7-0)

6:30

III. Request for Certificate of Appropriateness

Case #1 18-3-1

9:00

Address: 510 E. Mound Street

Applicant: Brian Winkler, Lincoln Construction

Property Owner: Mike Wettrich, Education First Credit Union

Design Professional : Tim Shremshock, Shremshock Architects, Inc.
Karrick Sherill

Request:

Certificate of Appropriateness for renovation of existing three-story office (and banking branch) building.

This case was heard by the Commission in February. The Commission generally had no problems with it but felt that more detail was necessary.

Discussion: KS – Physical samples and colors brought in. Full set of construction documents for canopy. Current owner will be putting in a credit union branch in the first floor and offices in the upper two floors. The proposal will activate Mound St., articulating a clear entrance for customers (new entrance). RL – they have done what we asked, move for approval, KK – 2nd. OB – changes are needed – a tough building to get into. Hedge will be eliminated but other landscaping retained.

Results: Move to approve (7-0)

Case #2 18-3-2**Location / Address:** 511-531 Park Street

15:30

Property Owner: David Kass, Continental Real Estate Cos. / Park Spruce Acquisitions, LLC**Applicant and Architect:** Christopher Meyers, AIA**Request:**

Certificate of Appropriateness for hotel. Involves partial demolition of Park St. frontages and total demolition of rear properties. CC3359.05(C)1, CC3359.23

The front this project is located in the North Market Historic District which comes under the review of Historic Resources Commission (HRC). In December 2016 the HRC granted approved Phase One (hotel and surface parking). A final Certificate of Appropriateness from the HRC was approved March 15, 2018. The Downtown Commission last heard this project in January 2017.

Discussion: CM – 8-story Marriott Hotel. 80,000sf, 160 guest rooms. This will be the second Marriott AC in the area, the first being in Dublin. Uniquely fit to the site. Client originally wanted to tear down whole site, but HRC didn't want that. Interface with existing buildings and new construction.

Rear went from second building (garage and office – 80,000sf lease space) to surface parking with ability to build in future. The parking is landscaped. 70% complete construction and bid drawings. Exterior materials brought. RL – good job with respecting historic buildings. Question about minimal cornice on the southern building. CM – we did have an earlier design that was more ornate. Jeff Darby's research determined that the minimal treatment was probably the way it had originally been. The building is about 105 years old. Intent to follow Downtown Streetscape standards on Park. Transitional landscaping on Spruce. Will come back with details on the park / plaza to the north between the building and the freeway. References of new building and old building interface. Will come back with tenant improvement details – there will likely be a restaurant. RL - condition to come back with lighting, signage and landscaping.

Results: Move to approve (6-1-0 Hardesty recusing) Conditions – return with lighting, signage, landscaping and park/patio (interface with I-670) details at a later date.

Case #3 18-3-3**Location / Address:** 589 W. Nationwide Boulevard

33:15

Property Owner: Municipal Light Plant, LLC**Applicant:** Connect Realty, Brad DeHays**Architect:** Sandvick Architects (Cleveland)**Request:**

Certificate of Appropriateness for Municipal Light Plant Renovation and Addition
CC3359.05(C)1, CC3359.23

Formerly City-owned property, this project represents the culmination of a Request for Proposal process that had numerous participants. An historic tax credit project, this is undergoing state and federal preservation oversight.

Discussion: Staff- some contextual slides shown. Major CIP project will improve this portion of Nationwide Blvd. . The old plant was built in 1892 and the new wing was added between 1948 and 1953. The Ruscelli/Borror project on City property that was approved by the Commission will not occur. The former Jaeger Machinery site is now owned by NRI. BD – Application today is for the historic envelop. Ready to proceed with phase 1 of project – the old generation building, which will be occupied by Garths Auction, formerly of Delaware. The back portion (Boiler House) will have one level (45 spaces) of parking with access provided by changes in exterior topography. The connector between the two buildings will be new construction. This will allow for keeping exposed elements in the new wing and fulfilling fire requirements. The new entrance will have a grand stair case with views to the massive 40 ton crane in the new wing and the 300 ton coal hopper. The east exterior wall of the old wing will now become a major interior feature. The connector on the south side will also be glass. There will also be parking (58 spaces) on the lower two floors of the new generation building. . The connector will allow entrance at grade. There will also be an architecture / design firm. The original plant will have one level for the auction house open all the way up to the monitor.

RL – what specifically are you asking for approval today? BH – exterior – to allow this to start. Went through Site Compliance plan showing means of parking access and egress. At the lower level there will be one in and one out parking and will be 100% assigned parking. Public will park on street and shared NRI parking. Will come back for signage and lighting. The lowest level of the original building has footers for coal and will be filled in. KK – be aware of the level of cars and car lights that are parked on the interior as to how they read from the exterior. BH – perhaps something inset off of the windows. There is a small two-story west annex building, which will be kept and will have small offices for the auction house, restrooms and a warming kitchen.. RL – deliveries? BD – deliveries (auction) have access on west side as wide as a car via large door or via parking lot in back. RL – describe “broken asphalt drive” access on road on the west. DH – Utilities accounts this as solid surface since it has been compacted very hard. Property in the rear is still owned by the City of Columbus (Utilities) and has to be accessed. There is a permanent easement from the City. In front, there will be heavy asphalt so that a fire truck can turn around. The garage in the project will only be for tenants. There also will be at grade glass entrance in the rear. Everything will be ADA compliant. RL – screening between this facility and City Power? BD – yes, a lot of leg work with Utilities and Traffic. Utilities will build a fence (1½” spacing, 8 ft. tall, black security fence bent in). We will be planting with ivy and some other shallow planting. SW – come back with landscape. The north side is part of the Nationwide Blvd. TIF and will be built to streetscape standard.

KK- new generation building? BD – 35,000sf of office. Space is phenomenal. Massive coal hopper, five levels of office, roof-top deck. I will be back in front of you several times. Phase 2 of project will be unique. KK – looking for a CoA for the shell? BD – yes. I need to get moving with my exterior masonry package. I will come back in with the windows. The old building entrance will have brick face, steps on both sides, just like now, and railing. We are trying to stay as minimal as possible with that. Windows will be replaced but the opening sizes will remain the same. RL – what material? SW – I think that we should try to get you started and have you come back, particularly with the masonry. I love

this whole thing. RL – me too. SW – there seems to be holes. Bring back details – what are the windows. Landscaping can wait but should be shown eventually. Lighting schemes. Do you need to work on the roof – the monitor too? BD – Yes, last year we got approval on the roof. We came in for replacing existing. We approved to remove the old shed structure on the back that was used for old coal carts. We are relying on National Park Service instructions. There is no historical proof as to what it had looked like. You really won't be able to see it. RL - I think we need to approve the masonry so we can get started on it. A lot of this is approved by others but we have jurisdiction here too. We need to understand what you are doing. Want to see the windows and their colors; see the materials and colors of the connector. BD – my thoughts were that there are so many different layers that we were going to in three or four times. One of the safety components of the mortar is having a secure roof. Roof – asphalt shingle; monitor – slate that will remain. The monitor windows are steel – the old crank windows. The project is a tax credit project – I don't know what sort of leeway there is. The new shingle will match the color of the existing. Like for like. ML – it would be helpful to show what exists and what is replacing. RL -I move approval of work to the existing masonry to the Dept. of Interior Secretary's standards and look forward to seeing the rest of the project. KK – 2nd.

Results: Move to approve brick work. Return with more details. (6-1-0, Hardesty recusing)

Case #4 18-3-4

1:22:30

Location / Address: 174 E. Long Street

Property Owner: Del Monte Holdings II, LLC

Applicant: Brad DeHays – Connect Realty / Mid-Ohio Construction

Request:

Briefing of intent of renovation project. Certificate of Appropriateness to remove portions (eventually all of) exterior aluminum cladding to explore original building underneath CC3359.05(C)1, CC3359.23

Background: *The building was recently sold by the City of Columbus, having been formerly home to the Central Ohio Area Agency on Aging. Staff has also recently issued a Certificate for partial removal. In January 2016 a conceptual plan for a large 10 story office/apartment/parking (Continental Real Estate) was presented to the Commission which would have demolished these buildings.*

Discussion: SW – this is both a briefing of intent and a request for the removal of the remainder of the cladding. ML – what sort of shape have you discovered the old material to be in? BD – the corbel at the cornice has been chipped away. The brick and limestone are in great shape. There is granulite and asbestos on it. It will be bagged after we see the whole thing. ML – move to approve. KK- 2nd.

Results: Move to approve (7-0)

Case #5 18-3-5

1:27:31

Location / Address: 250 Cleveland Avenue

Property Owner: Columbus State Community College

Applicant and Architect: DesignGroup, Mike Bongornio

Request:

Certificate of Appropriateness for new School of Hospitality Management and Culinary Arts Building at Columbus State Community College. CC3359.05(C)1)

Discussion: Contextual slides shown. Portion of Mt. Vernon Ave. will be abandoned - making way for a campus green. Fly over animation and into shown, MB describing. OB – impressed with presentation. PDF shown. MB – context shown. Mt. Vernon Park will be created which will cut down on vehicular danger on campus. Major organizing element – spine runs east and west. Entry/exits off of Cleveland Ave. and into campus. Another norther entrance that goes to campus core. The projects coordinates and dovetails with the Creative Campus streetscape project. Mt. Vernon will still serve as an access point for drop off and some buses. SW – I know that the overall Columbus State Master Plan is to have structured parking. Building Plan and program shown. Care and sight line studies went into roof. There will be a mechanical penthouse. SW – question about service drive. Elevations and materials shown. Thematically related to Columbus State vernacular. Warmer greyer brick which is the basis body. A darker grey brick is also used. RL -This building has four fronts. Characteristic wall sections shown. Floor height of first floor is 16 ft.

There will be an “outdoor room” with opportunities to grow and cook. SW – there are some buildings on campus that perhaps would not be worth tying themselves. Could better material choices be made into the future? MB – this acts as a neutral foundation as one moves forward. RL – I think this building makes its own statement with the massing and the use of darker brick. It looks like it belongs on this campus. There is continuity. OB – the initial expansions at Columbus State tried to mimic the old Aquinas High School.

Full set of landscape drawings brought. Brian Kinzelman, MKSK – service drive connects with Naughten to the east and stays as access into parking. Surface parking will continue to be eroded away. Quadrangle created with vacation of Mt. Vernon. JM – there might be an opportunity in the future for art in the quadrangle. BK – we want the service drive to function as an activated city street. Horticultural production gardens are a possibility that would coordinate with the culinary program.

Signage – will come back for this. Lighting shown. RL – motion to approve.

Results: Move to approve (5-2-0) TH, KK recusing

IV. Business / Discussion

Public Forum

Move to Michael B. Coleman Government Center

- Issues?
- Meeting Schedule

Discussion of future potential business meeting topics

- Message centers - LED
- Streetscape standards

Staff Certificates of Appropriateness have been issued since last notification (January 18, 2018)

Ad Mural – ***Bold & Italics***

1. A18-2-6a Coleman Skybridge NCAA
2. A18-2-7 380 S Fifth – HVAC
3. A18-2-8 Ebb&Float Signage
4. ***A18-3-1M - 154 N Third - MakersMark – Outfront***
5. A18-3-2 - 33 N High - COTA Entry
6. A18-3-3 - Huntington Park – Scoreboard
7. A18-3-4 - 31 E Gay - Pub Mahone Awning & Graphics
8. A18-3-5sc 219 S High - GOAT- Sidewalk Café
9. ***A18-3-6M - 145 N High - Arnold Palmer Spiked – OB***
10. A18-3-7 - 200 S Civic Center - SMART Entrance
11. A18-3-8 – 401 N Front - Gordon Biersch Temp Tent
12. ***A18-3-9M 265 Neil - Diamond Cellar – OB***
13. A18-3-10 - 358 Mt Vernon - VoG – Signs
14. A18-3-11 - 215 Fourth - WolfsRidge – Windows
15. A18-3-12 - 174 E Long – AlumSkinRemoval
16. ***A18-3-13M - 110 N Third - Blue Jackets - OB***

Next regular meeting will be on April 24+, 2018, the fourth Tuesday of the month (three weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.

2:19:00